



Town Council Agenda Report

SUBJECT: Site Plan

Application No. SP 11-4-99

Project Name: Courtesy Computers Modification

Location: 6700 Griffin Road

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Courtesy Computers Modification

REPORT IN BRIEF: The site modification will consist of providing a new asphalt parking area, pedestrian walkways and required landscaping for the existing one story office and storage building on site. The front parking lot and entrance drives will reflect the FDOT/Griffin Road taking. Landscaping will be modified and brought into compliance with the addition of perimeter and interior trees as well as foundation plantings around the structure. There are 40 parking spaces required on site with 33 provided.

PREVIOUS ACTIONS: None.

CONCURRENCES: Site Plan Committee Recommendation: Motion to recommend Approval (motion carried 4-0, December 21, 1999). with the following recommendations: that the chain-link fence dumpster enclosure be replaced with a six-foot CBS masonry wall enclosure; that the dumpster enclosure be a distance of five-feet from the nearest parking stall; that the landscaping in front of the building be done in conjunction and contemporaneously with the parking lot, that the landscaping on the west side be completed within 18 months, and that the landscaping on the south side be completed within 24 months

Four variances were approved by Town Council on December 15, 1999 to: reduce the west side setback from 20' to 8.10'; reduce the buffer width from 10' to 8.10' for the length of the building; reduce the east buffer from 10' to 0'; and, decrease the number of required parking spaces from 40 spaces to 33 spaces. A condition was placed on the approval of the variance requests for the petitioner to provide a connection from the front access aisle of the subject site to that of the adjoining properties should they be redeveloped pursuant to the Griffin Corridor District standards. This condition does not affect this site plan approval, as it is a future condition that will only apply if the corridor district ordinance is approved and upon redevelopment of adjacent properties.

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 11-4-99.*

Attachment(s): Planning Report, Subject Site Map, Land Use Map, Aerial

Application #: SP 11-4-99
Courtesy Computers
AKA Woodbell Enterprises, Inc.

Item No. 3.2

Revisions:

Exhibit "A":

Original Report Date: December 21, 1999

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner:

Name: Woodbell Enterprises, Inc.
Address: 6700 Griffin Road
City: Davie, Fl.

Phone: (954) 321-8605

Agent:

Name: Courtesy Computers
Address: 6700 Griffin Road
City: Davie, Fl.

Phone: (954) 321-8605

BACKGROUND INFORMATION

Application Request: Site Plan Modification Approval

Address/Location: 6700 Griffin Road

Land Use Plan Designation: Regional Activity Center

Zoning: B-1 (Neighborhood Business District), A-1 (Agricultural District)

Existing Use: Office/Retail

Proposed Use: Office/Retail

Parcel Size: 1.73 acres

Surrounding Land Use:

North: Griffin Road

South: Residential (1du/ac)

East: Old Davie School

West: Residential (5du/ac, 1du/ac)

Surrounding Zoning:

North: T (Transportation, Griffin Road)

South: A-1 (Residential 1du/ac)

East: CF (Community Facility)

West: R-5/A-1 (Residential 5du/ac, 1du/ac)

ZONING HISTORY

Previous Request: Four variances were approved by Town Council on December 15, 1999 to reduce the west side setback from 20' to 8.10', reduce the west side buffer width from 10' to 8.10' for the length of the building, reduce the east buffer from 10' to 0' and decrease the amount of required parking spaces from 40 spaces to 33 spaces.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Access points/number of parking spaces :* Two ingress/egress points off of Griffin Road to the north end of the site. There are 40 parking spaces required on site with 33 provided.
2. *Drainage/Open Space information:* 30% open space is required with approximately 54% provided.
3. *Site Modification:* The site modification will consist of providing a new asphalt parking area, pedestrian walkways and required landscaping for the existing one story office and storage building on site. The front parking lot and entrance drives will reflect the FDOT/Griffin Road taking. Landscaping will be modified and brought into compliance with the addition of perimeter and interior trees as well as foundation plantings around the structure.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within planning area No. 9. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 11-4-99.*

Site Plan Committee

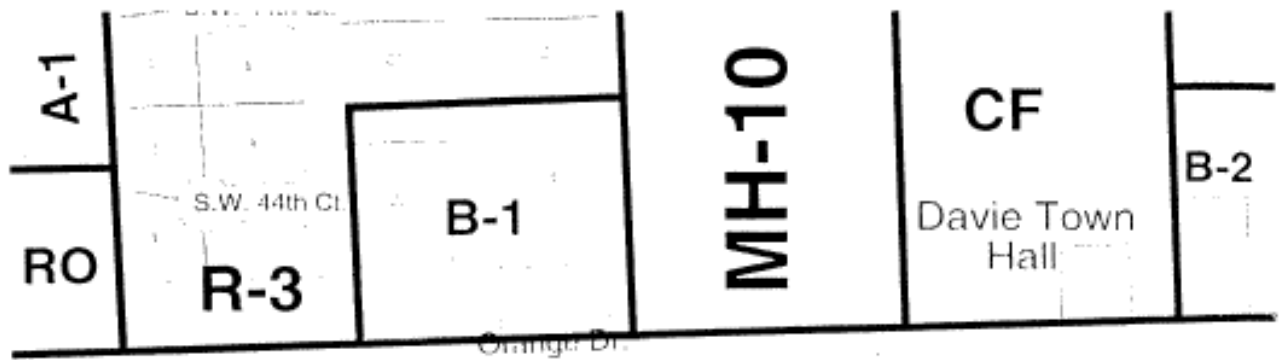
SITE PLAN COMMITTEE RECOMMENDATION: Site Plan Committee Recommendation: Motion to recommend Approval with the following recommendations: that the chain-link fence dumpster enclosure be replaced with a six-foot CBS masonry wall enclosure; that the dumpster enclosure be a distance of five-feet from the nearest parking stall; that the landscaping in front of the building be done in conjunction and contemporaneously with the parking lot, that the landscaping on the west side be completed within 18 months, and that the landscaping on the south side be completed within 24 months (4-0, December 21, 1999).

Exhibits

1. Subject Site Map
2. Land Use Map
3. Aerial

Prepared by: _____

Reviewed by: _____



SOUTH NEW RIVER CANAL

